

**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**June 17, 2019**  
**5:00 P.M.**

Chairman Washington called the meeting to order at 5:00 p.m.

**ROLL CALL**

Members Present: Rossie Washington, Jr., Chairman; Clifford Grout, Vice-Chairman; Ulysses Addison; Andy Allen; Donna Collins-Lewis; Jayme Ellender; Rowdy Gaudet and Todd Sterling.

Members Absent: April Hawthorne

Staff Present: Frank Duke, Planning Director; Ryan Holcomb, Assistant Planning Director; Gilles Morin, Planning Project Coordinator; Glenn Hanna, Current Planning Manager; Blanca Tejera, Senior Planner; Collin Lindrew, Planner I and Paolo Messina, Assistant Parish Attorney

**APPROVAL OF THE MINUTES**

**1. May 20, 2019**

**Motion to approve:** Allen, Sterling second  
Motion carried, 8-0

**INTRODUCTION OF NEW STAFF**

Mr. Duke introduced new staff members; Michael Hynson, Planner II in the Current Planning Division and Alexander Johnson, Planner I in the Site Plan & Plat Division.

**RULES FOR CONDUCTING PUBLIC HEARINGS**

Vice-Chairman Grout described the rules for conducting a public hearing.

**CONSENT AGENDA**

**CONSENT - ITEMS FOR WITHDRAWAL**

8

**CONSENT - ITEMS FOR DEFERRAL**

4, 5, 14, 16

**CONSENT - ITEMS FOR APPROVAL**

3, 6, 7, 10, 11, 12, 13, 15

**Motion to approve:** Addison, Grout second  
Motion carried, 8-0

**REGULAR AGENDA: ITEMS REQUIRE COUNCIL APPROVAL**

2. **TA-15-19 Section 8.4.8.F, General Airport (GA) District** This amendment repeals Sections 8.301 through 8.306, Airport Zoning, and replaces it with a new Section 8.4.8.F, General Airport (GA) District.

**Motion to approve:** Collin-Lewis, Addison second

Motion carried, 8-0

3. **Case 19-19 1683 O'Neal Lane (Deferred from April 15 for 60 days by the Planning Commission)** To rezone from Rural to Commercial Warehousing Three (CW3) on property located on the east side of O'Neal Lane, to the north of Interstate 12, on Tract HB-1 of Robert B. Aldrich Property. Section 10, T7S, R2E, GLD, EBRP, LA. (Council District 9 – Hudson)

Approved, 8-0, with the consent agenda

4. **Case 27-19 226 and 248 Staring Lane (Deferred from May 20 by the Planning Commission)** To rezone from Single Family Residential (A1) to Zero Lot Line Residential (A2.6) on property located on the east side of Staring Lane, to the south of Kingcrest Parkway, on Lots A-1 and B of the H. L. Staring Tract. Section 67, T8S, R1E, GLD, EBRP, LA (Council District 12 – Freiberg)  
**Related to Magnolia Crossing**  
**Deferred to July 15 by Councilmember Freiberg**

Deferred 30 days with the consent agenda

5. **S-7-19 Magnolia Crossing** Proposed major low density single family residential subdivision to the east of Staring Lane, south of Kingcrest Parkway, on Lots A-1 and B of the H. L. Staring Property. (Council District 12-Freiberg)  
**Related to Case 27-19**  
**Deferred to July 15 by Councilmember Freiberg with the consent of the applicant**

Deferred 30 days with the consent agenda

6. **Case 38-19 15500 Florida Boulevard** To rezone from Rural to Commercial Warehousing One (CW1) on the property located on the south side of Florida Boulevard, west of Gloria Drive, on Lot 2-A-1-A of River Oaks Subdivision. Section 73, T7S R2E GLD, EBRP, LA (Council District 4–Wilson)

Approved, 8-0, with the consent agenda

7. **Case 39-19 2110 71st Avenue, 2100-2300 UND 70th Avenue** To rezone from Light Industrial (M1) to Single Family Residential (A2) on the property located on the north side of 70<sup>th</sup> Avenue, and south side of 71<sup>st</sup> Avenue, to the east of Goode Street, on Lots 1, 2, 3, 46, 47 and 48, all of Block 31, Bank Addition Subdivision. Section 37, T6S R1W, GLD, EBRP, LA (Council District 10 - Wicker)

Approved, 8-0, with the consent agenda

8. **Case 40-19 10404 Culotta Avenue** To rezone from Heavy Commercial (C2) to Rural on the property located on the south side of Culotta Avenue, east of Sam Drive, on Lot 19 of Commercial Plaza Subdivision. Section 65, T7S, R1E, GLD, EBRP, LA (Council District 6-Collins-Lewis)

**Withdrawn by the applicant on June 13**

Withdrawn with the consent agenda

9. **Case 41-19 5407 Cadillac Street** To rezone from Single Family Residential (A2) to Neighborhood Commercial (NC) on the property located on the northeast quadrant of the intersection of Cadillac Street and Apperson Street to the south of Sterns Street, on Lots 1 and 2, Block 40 of Fortune Addition. Section 96, T7S, R1E, GLD, EBRP, LA (Council District 5 - Green)

Mr. Duke acknowledged that staff had received two messages of opposition.

**Motion to approve:** Collins-Lewis, Sterling second  
Motion carried, 8-0

10. **Case 42-19 1509 Government Street** To rezone from Light Commercial (LC3) to Commercial Alcoholic Beverage (Restaurant) (C-AB-1) on the property located on the north side of Government Street, to the west of South 17th Street, on Lot GSU-1 being a portion of Magnesiaville Subdivision. Section 49, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)

Approved, 8-0, with the consent agenda

11. **TND-1-07 Phases 1-10, Rouzan CP Revision 7 (Deferred from May 20 by the Planning Director)** A revision to the land use to reallocate residential units on property located south of Perkins Road, east of Glasgow Avenue, on Tracts RZ-2, RZ-3-A, RZ-3-B, RZ-3-C, RZ-3-D, RZ-3-E, and RZ-4, Blocks B1, B2, C1, C2, G, and a 0.896 ac of an Undesignated Tract of the Richland Plantation; and Lots 1 through 26 of Rouzan Phase 3A, Lots 27 through 37, 38A, 38B, 39 through 47-A, 49-A, 50-A, 52-A, 53-A, 55-A, 56-A, 58-A, of Rouzan Phase 3C, Tracts G-1, G-2, G-3, G-4 and G-5 of Rouzan, Phase 3. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12-Freiberg)

Approved, 8-0, with the consent agenda

**REGULAR AGENDA: ITEMS REQUIRE PLANNING APPROVAL ONLY**

12. **TND-1-07 Phase 5, Rouzan Final Development Plan Revision 5** Proposed illuminated signs on two existing silos on Lot 204-A on property located south of Perkins Road, west of Woodchase Boulevard, on a portion of the Rem. of Lot RZ-2 of the Ralph Ford Property, and Lots 74-278, Tract E, and Tract OS of the Rouzan Subdivision. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12-Freiberg)

Approved, 8-0, with the consent agenda

- 13. PUD-4-12 Marketplace at the Greens at Millerville, Final Development Plan** Proposed 8 new lots, one with 3 commercial buildings, on property located west of Millerville Road and north of Interstate 12, on Parcel 2 of The Greens at Millerville Tract property. Section 17, T7S, R2E, GLD, EBRP, LA (Council District 8-Amoroso)

Approved, 8-0, with the consent agenda

- 14. S-6-19 Waters Edge at Lexington Estates** Proposed major low density single family residential subdivision to the east of Brook Point Drive, south of Lexington Lakes Avenue, on a portion of Tract 1-A-1-A-1-B-1-A-1, and Tracts 1-A-1-A-1-B-1-A-2 and 1-A-1-A-1-B-1-B of the Lexington Estates Subdivision (Council District 3-Loupe)  
**Deferred for 30 days by Planning Director and 30 days by Councilmember Loupe to August 19 with the consent of the applicant**

Deferred 30 days with the consent agenda

- 15. SP-3-19 Life Storage (5121 Essen Lane)** Proposed self-storage facility expansion to the east of Essen Lane, south of Summa Avenue, on Lot 3-A of the Silverside Plantation Subdivision. (Council District 11-Watson)

Approved, 8-0, with the consent agenda

- 16. MP-1-19 Leo's Mobile Home Park (4250 Blount Road)** Proposed manufactured home park, to the south side of Blount Road, west of Divincinti Drive, on a portion of Lot 5 of Liberty Farms Subdivision. (Council District 2-Banks)  
**Deferred to July 15 by Councilmember Banks**

Deferred 30 days with the consent agenda

- 17. CUP-4-19 Corban Early Childhood Center (18151 Hoo Shoo Too Road)** Proposed childhood center, on property located north side of Hoo Shoo Too Road, west of Elliot Road, on Lot A-4-A-1 of the D. J. Richardson Tract. Section 40, T8S, R2E, GLD, EBRP, LA (Council District 9-Hudson)

Mr. Duke acknowledged that staff had received one message of opposition and one message of support.

Brian Aguillard, on behalf of the applicant, spoke in support.

One Citizen, Shana Stirgus, spoke in opposition.

**Motion to approve:** Gaudet, Grout second  
Motion carried, 8-0

## **COMMUNICATIONS**

### **DIRECTOR'S COMMENTS**

Mr. Duke advised Commissioners that updated copies of Chapters 1, 4, 6 and Appendix I were at their seats.

Mr. Duke also advised Commissioners that a copy of the letter of support for the Nicholson/Plank BRT Build grant application that he provided on behalf of the Planning Commission to Secretary Choa were at their seats.

Mr. Duke acknowledged that The Planning Commission has been asked to participate in the American Institute of Architects (AIA) Rose Awards.

Mr. Duke reminded Commissioners of the Planning Commissioner training at the Kristenwood Reception Hall on Saturday, June 22, 2019 from 8 a.m. – 12 p.m.

Mr. Duke acknowledged that Commission members will have to take the mandatory Sexual Harassment Training.

Mr. Duke acknowledged that he has met with representatives of HNTB working on the Stormwater Master Plan on June 13 to establish criteria for modeling that will help define ordinance revisions. Among the issues agreed was the need to model high intensity, short duration storms such as experienced on June 6<sup>th</sup>.

Mr. Duke advised that a case submitted by Preserve Louisiana that will be on the July agenda for the address of 1855 Country Club Drive (Crawford House) to be considered as a Historic Landmark.

Mr. Duke acknowledged that the Planning Commission office will be closed Thursday, July 4 if recognition of Independence Day.

Mr. Duke advised that he would be on vacation Monday, July 1 through Friday, July 5.

### **COMMISSIONERS' COMMENTS**

Chairman Washington congratulated Esbii Ogholoh, Planner II for being chosen as Employee of the Month.

Mr. Duke introduced student intern Donnicha London.

## **ADJOURN**

**Motion to adjourn:** Collins-Lewis, Grout second  
Motion carried, 8-0

The meeting adjourned at 5:35 p.m.